



**THE
JHARKHAND GAZETTE
EXTRAORDINARY
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No.633

9 Bhadra, 1938 (S)

Ranchi, Thursday, 31st AUGUST, 2017

Urban Development & Housing Department

NOTIFICATION

10 AUGUST, 2017

Memo No. - 7/न॰वि॰/अधि/स॰सो॰/102/2013-5147-- In exercise of the powers conferred under Section-89.4 of the Jharkhand Building Bye-laws, 2016, as amended, the Government of Jharkhand do hereby notify the Jharkhand Building (IInd Amendment) Bye-laws, 2017 enclosed as **Annexure 'X'**.

By the order of the Governor of Jharkhand,

Arun Kumar Singh,
Principal Secretary to Government
Urban Development & Housing Department

Annexure ‘X’
Jharkhand Building (IInd Amendment) Bye-laws, 2017

Sl.	Chapter	Clause	Sub-Section	Provision in JBBL 2016 and as amended in 2017	Amended Provision
1	II	10	10.2	Permission shall necessarily be obtained for works to be carried out by Central Government and State Government Departments/ Jharkhand State Housing Board. Such permission shall be deemed to be granted / approved after 15 (fifteen) days of submission of such application, provided all mandatory and relevant document submitted by such department, and no objection has been raised by the authority within that period.	Permission shall necessarily be obtained for works to be carried out by Central Government and State Government Departments/Jharkhand State Housing Board. Such permission shall be deemed to be granted / approved after 30 (thirty) days of submission of such application, provided all mandatory and relevant document submitted by such department, and no objection has been raised by the authority within that period.
2	II	10	10.6	The Competent Authority shall communicate either approval in Form-VIII (A) or refusal in Form-IX within 15 (fifteen) days from date of receipt of application under Bye Laws. The authority may ask for modification in drawing/documents etc. within 7 (seven) days of receipt of application and the applicant must respond within 7 (seven) days from date of such communication. If the applicant fails to comply on the queries within the stipulated period, the authority shall proceed as per merit of the application. The building plan shall be deemed to be sanctioned, if the authority, fails to dispose off the plan within 15 (fifteen) days without assigning any reason in writing to the applicant.	The Competent Authority shall communicate either approval in Form-VIII (A) or refusal in Form-IX within 30 days from date of receipt of application under Bye Laws. The authority may ask for modification in drawing/documents etc. within 7 (seven) days of receipt of application and the applicant must respond within 7 (seven) days from date of such communication. If the applicant fails to comply on the queries within the stipulated period, the authority shall proceed as per merit of the application. The building plan shall be deemed to be sanctioned, if the authority, fails to dispose of the plan within 30 (thirty) days without assigning any reason in writing to the applicant.
3	II	13	13.1	In case of high rise buildings, inspection is to be mandatorily carried out by the authority at plinth level. The developer	In case of high rise buildings, inspection is to be mandatorily carried out by the authority at plinth level. All the processes

				shall mandatorily submit self-certificate for every slab level, which may be inspected by the authority at its discretion.	including issuance of go-head certificate have to be completed within 7 days of intimation by the applicant. The developer shall mandatorily submit self-certificate for every slab level, which may be inspected by the authority at its discretion.
4	II	19	19.1	The Authority shall issue a certificate for occupancy for all category of buildings, or for part of a building during its construction, or whole of the building after construction in Performa as Annexed as Annexure -VII or refuse occupancy, as the case may be, within 30 days from the date of application.	The Authority shall issue a certificate for occupancy for all category of buildings, or for part of a building during its construction, or whole of the building after construction in Performa as Annexed as Annexure -VII or refuse occupancy, as the case may be, within 8 (eight) days from the date of application (7 days for inspection and 1 day for issuance of certificate)
